



E25/8353/MD/L001

15 September 2025

**FAO Andrew Keeling**

Redacted

Dear Sir,

**Re: Proposed Development at 210 Whitehall Road East, Birkenshaw, BD11 2LL**

Further to instructions from AK Planning, we have conducted a coal mining risk assessment of the above site to confirm the likelihood of shallow mine workings affecting the proposed development at the above site. It is understood that the proposals are to demolish the existing property and outbuildings and construct a new residential property.

The purpose of the coal mining risk assessment is to review the current information available regarding the presence of coal and coal mining in the vicinity of the site and the potential for risks arising from this that would adversely affect the proposed development.

Once the information has been assessed, any further investigative works via intrusive methods can be specified if required and consideration of potential remedial and ground stabilisation works that may be needed. If no further works are required, justification will be made to the Local Planning Authority that the site is currently safe and stable with the regards to the proposed development.

The following sources of information have been used in the preparation of this report:

INFORMATION SOURCE	COMMENT
Coal Authority	CON29M Residential Mining Report obtained and attached to rear of report.
Coal Authority Online Services	Consulted
Historic OS Plans	Historic OS Plans from 1847 to the present day have been consulted.
BGS Boreholes	No deep BGS boreholes in the vicinity of the site.
Geological Plans	BGS Online map at 1:50,000
OTHER	None

The CON29M Coal Mining Report states that the property is in a surface area that could be affected by underground mining in 3 seams of coal at shallow to 180m depth, and last worked in 1944.

There are no recorded mine entries known to the Coal Authority within, or within 20m, of the boundary to the property. There have been no subsidence claims made within 50m of the site.

The Coal Authority Online Interactive Map shows the site to lie within an area of past shallow mine workings classed as a development high risk area. The shallow workings extend from the site to a coal outcrop shown approximately 50m north of the site.

The BGS Online map shows the majority of the site to overlie the Birstall Rock Formation consisting of Sandstone. The eastern tip of the site is underlain by the Pennine Lower Coal Measures Formation consisting of Mudstone, Siltstone and Sandstone. There are no areas of superficial or made ground shown in the immediate vicinity of the site. The inferred coal outcrop 50m north of the site is shown to be the Flockton Thin Seam, recorded as being 0.3-0.8m thick.

There are no recorded deep boreholes in the immediate vicinity of the site.

The historical plans shows the current property located there since 1847 and named Lower Sunny Bank. Old Coal Pits are located approximately 100m north east of the site in 1847.

To conclude, we would make the following comments:

From the above, there is shallow coal beneath the site. In addition to the historical workings recorded by the Coal Authority, shallow coal seams may have been worked historically by private individuals and these workings are not recorded by the Coal Authority.

The Coal Authority report states that the property is not in an area where there is an existing licence to remove coal using underground methods, or are currently determining whether to grant such a licence. Nor is the property in an area likely to be affected at the surface by any planned future workings. However, reserves of coal exist in the local area which could be worked at some time in the future.

### **Recommendations**

From the available information, there is shallow coal beneath the site that has been historically worked. It must therefore also be considered that there will be a risk of ground gas migration affecting the development, in particular from the historical shallow workings beneath the site.

A rotary borehole investigation should be carried out in a diamond-five arrangement around the proposed properties to determine the presence of any shallow mine workings that may effect the development. Due to the historical and probable shallow workings beneath the site, it is recommended that a minimum of three of the boreholes are installed with standpipes to allow ground gas monitoring to be undertaken.

In addition to this, it is recommended that a site scrape is undertaken to expose the underlying natural strata to allow an inspection for surface features, such as possible bellpits, to be undertaken.

As the investigation work will enter/disturb Coal Authority, a permit application will need to be undertaken to obtain permission to undertake the investigation work.

If any evidence of shallow mine-workings are encountered during the investigation works, an engineer should be consulted to agree a suitable remediation and ground stabilisation strategy before works continue on site.

I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

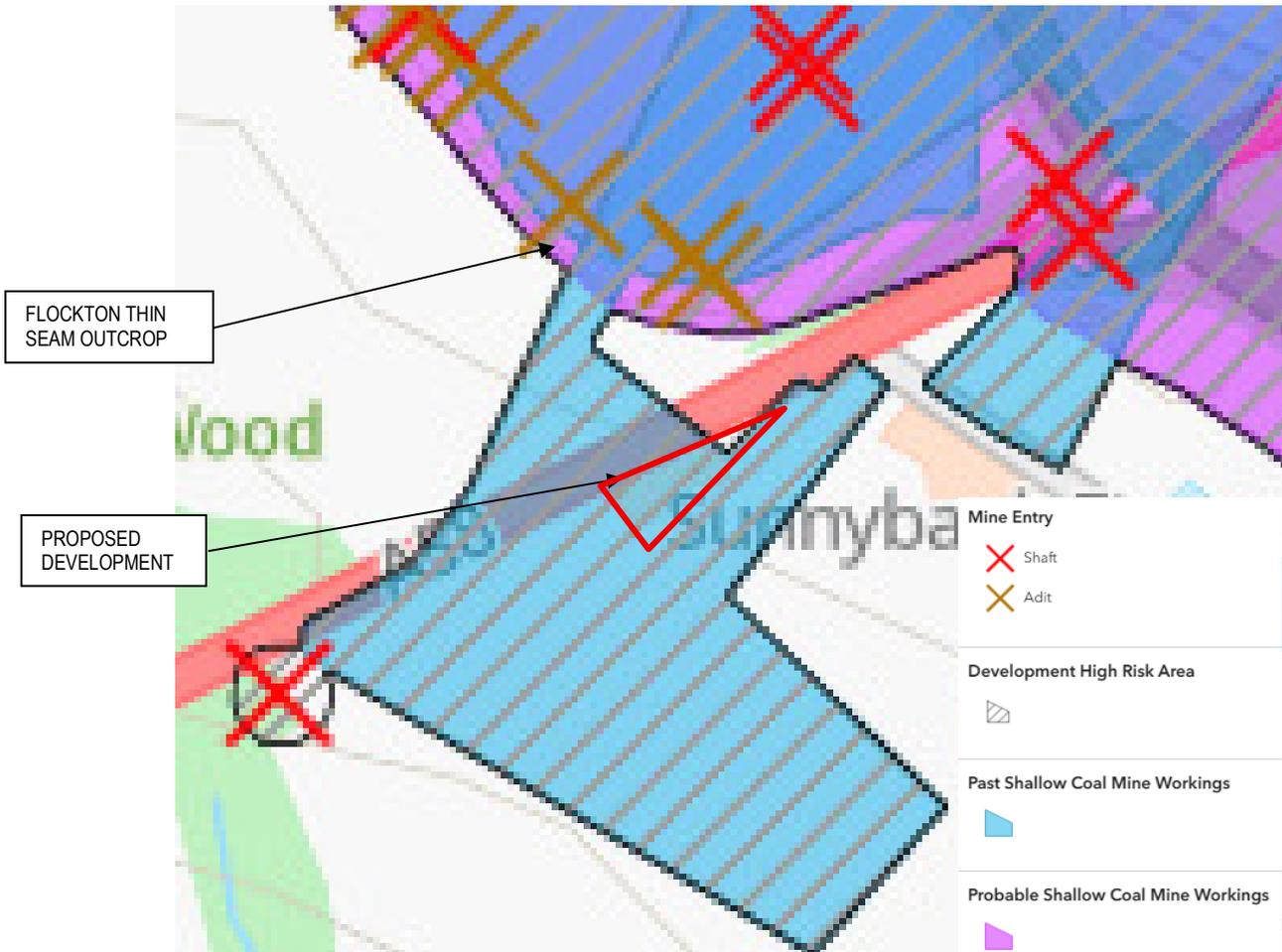
I trust the above is acceptable to yourself. Should you require any further information, or wish to discuss, please do not hesitate to contact me direct.

Yours faithfully

Redacted

MICHAEL DEAN BSc (Hons) HND

Redacted



EXTRACT FROM THE INTERACTIVE COAL AUTHORITY MAP SHOWING COAL OUTCROPS, MINE SHAFTS AND DEVELOPMENT HIGH RISK AREA IN THE VICINITY OF 210 WHITEHALL ROAD EAST, BIRKENSHAW.



The Coal  
Authority

# CON29M

## coal mining report

210 WHITEHALL ROAD EAST, BIRKENSHAW, BRADFORD, KIRKLEES, BD11 2LL



### Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4



### Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit [www.groundstability.com](http://www.groundstability.com)



### Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see [page 3](#) for further details on [Future development](#).

Your reference: **8353**  
Our reference: **51003524703001**  
Date: **12 September 2025**

Client name:  
**Martin Huddleston**

If you require any further assistance  
please contact our experts on:  
**0345 762 6848**  
[groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)

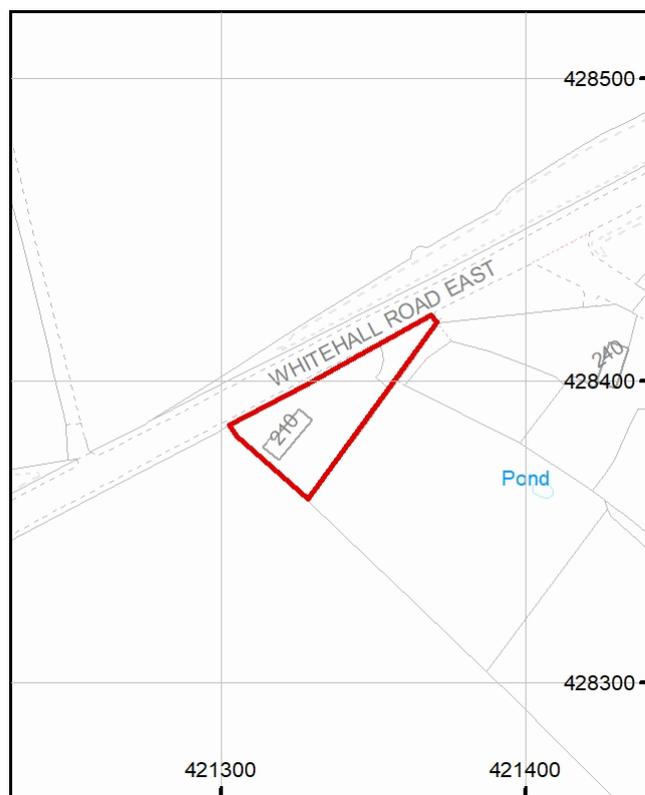


The Law  
Society

# Enquiry boundary

## Key

Approximate position of enquiry boundary shown



We can confirm that the location is  
**on the coalfield**



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



## Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email [communications@coal.gov.uk](mailto:communications@coal.gov.uk).



## What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

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# Professional opinion



## Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

**MINE GAS:** Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

# Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

## 1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 3 seams of coal at shallow to 180m depth, and last worked in 1944.

## 2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

## 3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

## 4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

## 5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

## 6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

## 7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

## 8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

## 9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

## 10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

## 11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

# Statutory cover



## Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

[www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form](http://www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form)



## Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority).



On behalf of the insurer

# Coal Mining Report Insurance Policy Schedule

Policy number: 30513563

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2503841

Property: 210 WHITEHALL ROAD EAST, BIRKENSHAW, BRADFORD, KIRKLEES, BD11 2LL

Report reference number: 51003524703001

Limit of cover: £100,000.00

Dated: 12 September 2025

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com//insurance/terms/20190404/terms.html>

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# Glossary



## Key terms

**adit** - horizontal or sloped entrance to a mine

**coal mining subsidence** - ground movement caused by the removal of coal by underground mining

**Coal Mining Subsidence Act 1991** - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

**coal mining subsidence damage** - damage to land, buildings or structures caused by the removal of coal by underground mining

**coal seams** - bed of coal of varying thickness

**future opencast coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

**future underground coal mining** - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

**mine entries** - collective name for shafts and adits

**mine gas** - reports of alleged mine gas emissions received by the Coal Authority within the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded

**payments to owners of former copyhold land** - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

**shaft** - vertical entry into a mine

**site investigation** - investigations of coal mining risks carried out with the Coal Authority's permission

**stop notice** - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

**subsidence claim** - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

**withdrawal of support** - a historic notice informing landowners that the coal beneath their property was going to be worked

**working facilities orders** - a court order which gave permission, restricted or prevented coal mine workings